Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 1

Suffix:

Property Name: Peppercorn Cottage

Address Line 1: High Street

Address Line 2:

Address Line 3: Wiltshire

Town/city: Manton

Postcode: SN8 4HH

Description of site location must be completed if postcode is not known:

Easting (x): 417261

Northing (y): 168551

Description:

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Surname

Barnes

Company Name

Address

Address line 1

1 Peppercorn Cottage High Street

Address line 2

Address line 3

Town/City

Manton

County

Wiltshire

Country

Postcode

SN8 4HH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Ms

First name

Eleanor

Surname

Risius

Company Name

Mitchell Eley Gould Architects

Address

Address line 1

The Ice House,

Address line 2

Ground Floor North Office,

Address line 3

124-126 Walcot Street

Town/City

Bath

County

Country

United Kingdom

Postcode

BA1 5BG

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

Demolition of the existing single storey extension and construction of a two storey extension, alteration to internal layout and dwelling access.

This application is a resubmission of PL/2021/11910 which was granted planning consent in March 2022. A non material amendment was applied for but the Planner advised that the inclusion of an additional window meant it could not be considered under this type of application. Therefore a new householder application is being sought. The changes to the original application are:

- Extent of cladding to rear of extension increased (front of extension to remain as originally proposed)
- White painted brickwork to rear of extension substituted with white render (Front of extension to remain painted brick to match existing house)
- Woodstove flue relocated
- Additional first floor window to North East elevation in master bedroom
- Minor adjustments to window positions to suit brick coursing

Has the work already been started without consent?

◯ Yes
⊘ No

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The single storey modern extension is not part of the original cottage and is on the site of the proposed extension

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
Painted brick

Proposed materials and finishes:
Painted brick masonry, timber cladding, render

Type:
Roof

Existing materials and finishes:
Slate

Proposed materials and finishes:
Slate

Type:
Windows

Existing materials and finishes:
Timber casement windows

Proposed materials and finishes:
Painted timber window

Type:
Doors

Existing materials and finishes:
Aluminium sliding doors

Proposed materials and finishes:
Powder coated aluminium patio doors

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

AL(0)10

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [x] Yes
- [ ] No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

AL(0)07, AL(0)10

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

◯ Yes
⊘ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

PL/2023/04677

Date (must be pre-application submission)

03/07/2023

Details of the pre-application advice received

This application is a resubmission of PL/2021/11910 which was granted planning consent in March 2022. A non material amendment was applied for but Clare Wood advised that the inclusion of an additional window meant it could not be considered under this type of application. Therefore a new householder application is being sought. The changes to the original application are:

- Extent of cladding to rear of extension increased (front of extension to remain as originally proposed)
- White painted brickwork to rear of extension substituted with white render (Front of extension to remain painted brick to match existing house)
- Woodstove flue relocated
- Additional first floor window to North East elevation in master bedroom
- Minor adjustments to window positions to suit brick coursing

Clare said that the £34 application fee for the non material amendment would be deducted from the new householder application fee.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Ms

First Name

Eleanor

Surname

Risius

Declaration Date

05/07/2023

- [x] Declaration made

Declaration

I / We hereby apply for Householder planning & demolition in a conservation area as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Kris Eley

Date

06/07/2023